

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: December 03, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: LOBBY, GALVESTON COUNTY COURTHOUSE, 722 MOODY (21ST ST.), 1ST FLOOR, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 26, 2001 and recorded in Document CLERK'S FILE NO. 2001050724, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2012023442 real property records of GALVESTON County, Texas, with ERIC ESTRADE, grantor(s) and MATRIX FINANCIAL SERVICES CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC ESTRADE, securing the payment of the indebtednesses in the original principal amount of \$96,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATRICIA POSTON, NICK POSTON, DAVID POSTON, ANNA SEWART, KEITH WOLFSHOHL, DAVID BARRY, BYRON SEWART, HELEN HENDERSON OR MELISSA KITCHEN, TRACI YEAMAN, TIM WORSTELL, STEPHEN MAYERS, COLETTE MAYERS, CARL MEYERS, LEB KEMP, KELLY MCDANIEL, ISRAEL CURTIS, JOHN SISK, CARY CORENBLUM, EVAN PRESS, JOSHUA SANDERS, OR MATTHEW HANSEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Patricia Poston, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-31-19 I filed at the office of the GALVESTON County Clerk and caused to be posted at the GALVESTON County courthouse this notice of sale.



Declarants Name:



Date:

10-31-19

**EXHIBIT "A"**

BEING 1.465 ACRES OF LAND, MORE OR LESS, KNOWN AS TRACT 2 OUT OF THE SUBDIVISION OF THE J. M. GORDY 75.50 ACRE TRACT IN THE JOHN MILES SURVEY, SAID PLAT RECORDED IN VOLUME 254-A, PAGE 31, PLAT RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METE AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE MOST NORTHERLY CORNER OF SAID TRACT 2, OUT OF A SUBDIVISION OF A PORTION OF THE SAID J. M. GORDY 75.50 ACRE TRACT IN THE JOHN MILES SURVEY AS SHOWN ON THE PLAT RECORDED IN VOLUME 254-A, PAGE 31 AT PLAT RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 56 DEG 30 MIN 00 SEC EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 2, SAID COMMON LINE TO TRACT 1, A DISTANCE OF 398.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GORDY ROAD (50.00 FEET WIDE), AND THEN CONTINUING A TOTAL DISTANCE OF 408.00 FEET TO A POINT FOR CORNER IN SAID GORDY ROAD;

THENCE SOUTH 52 DEG 00 MIN 00 SEC WEST, ALONG SAID GORDY ROAD, A DISTANCE OF 156.40 FEET TO A POINT FOR CORNER IN SAID GORDY ROAD;

THENCE NORTH 56 DEG 30 MIN 00 SEC WEST, AT A DISTANCE OF 10.00 FEET PASSING A 1 INCH IRON PIPE FOUND FOR REFERENCE ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GORDY ROAD, AND THEN CONTINUING A TOTAL DISTANCE OF 408.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWESTERLY LINE OF SAID TRACT 2;

THENCE NORTH 52 DEG 00 MIN 00 SEC EAST, ALONG THE SAID NORTHWESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 156.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.465 ACRES OF LAND, MORE OR LESS.

## FILED

Instrument Number: *FILED2019001442*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 10/31/2019 9:06AM

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*